



Boxtree Farmhouse & Cottage
Barbon, Near Kirkby Lonsdale, Cumbria





Dating back to the 18th century a stunning Grade II listed detached former farmhouse with attached cottage, wonderful gardens, outbuildings, paddock and **far-reaching views** set in the Yorkshire Dales National Park.

Summary of accommodation

The Farmhouse

Reception hall | Drawing room | Sitting/dining room | Snug/office | Dining/kitchen | Rear hall/utility room | Cloakroom/WC | Boot room | Cellar

Principal bedroom suite with dressing room and en suite shower room | Three further double bedrooms | Family bathroom

The Cottage

Sitting room | Dining kitchen | Boot/utility room | Two bedrooms | Family bathroom

Garden and grounds

Large gravel drive | Front and rear gardens | Paddock approximately 1.17 acres (0.47 hectares)

Distances

A65 3.2 miles, M6 9.3 miles, Lancaster 20 miles, Leeds Bradford International Airport 54 miles, Manchester Airport 83 miles
(All distances are approximate)



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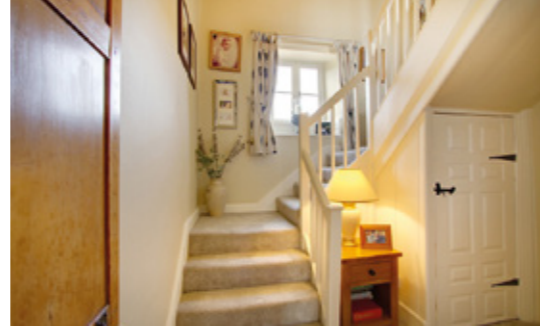


Situation

Boxtree Farmhouse & Cottage is located in the desirable village of Barbon, which is close to Kirkby Lonsdale, has been voted within the top ten places to live in the North West in the Sunday Times on a number of occasions. The village is well equipped with a delightful village pub, a village store/ delicatessen and an active village hall, a strong church community and two golf courses with in two miles. There are lots of lovely walks right from the doorstep, surrounded by excellent views and open countryside.

For those who like to spend time outdoors, you will be spoilt for choice. Situated in the Lune Valley and Yorkshire Dales and close to the Lake District National Park and Forest of Bowland.

For commuters, the property is conveniently located just 9.3 miles away from the M6 and 3.2 miles away from the A65, which offers links to the commercial centres in the region. It is also just 14.7 miles from the West Coast mainline at Oxenholme or 20 miles from Lancaster, with direct trains to London Euston.



Leeds Bradford International Airport is around 54 miles, and Manchester Airport is 83 miles for further communications throughout the country and overseas.

When it comes to schooling, there are primary and secondary schools in Kirkby Lonsdale and Sedburgh. Independent schools are at Sedburgh (with the Preparatory School at Casterton), Giggleswick and Windermere.

Boxtree Farmhouse

This stunning period property has been completely refurbished by the current owners and offers an exquisitely presented home with high-quality fixtures and fittings whilst retaining many of its period and historical features. From the rear entrance hall, which is fitted with a range of fitted units and cupboards, a tiled floor is ideal for muddy boots and dogs. A useful Cloakroom/w.c. leads off. The stunning dining kitchen with vaulted ceiling and Velux roof lights is light and airy and fitted with an excellent range of contemporary in-frame units with Silestone work surfaces and inset ceramic Belfast style sink with mixer tap, Dartmouth Blue five oven electric Aga, a separate induction hob, integrated appliances include a wine cooler and dishwasher, and there is space for an American style fridge/freezer.

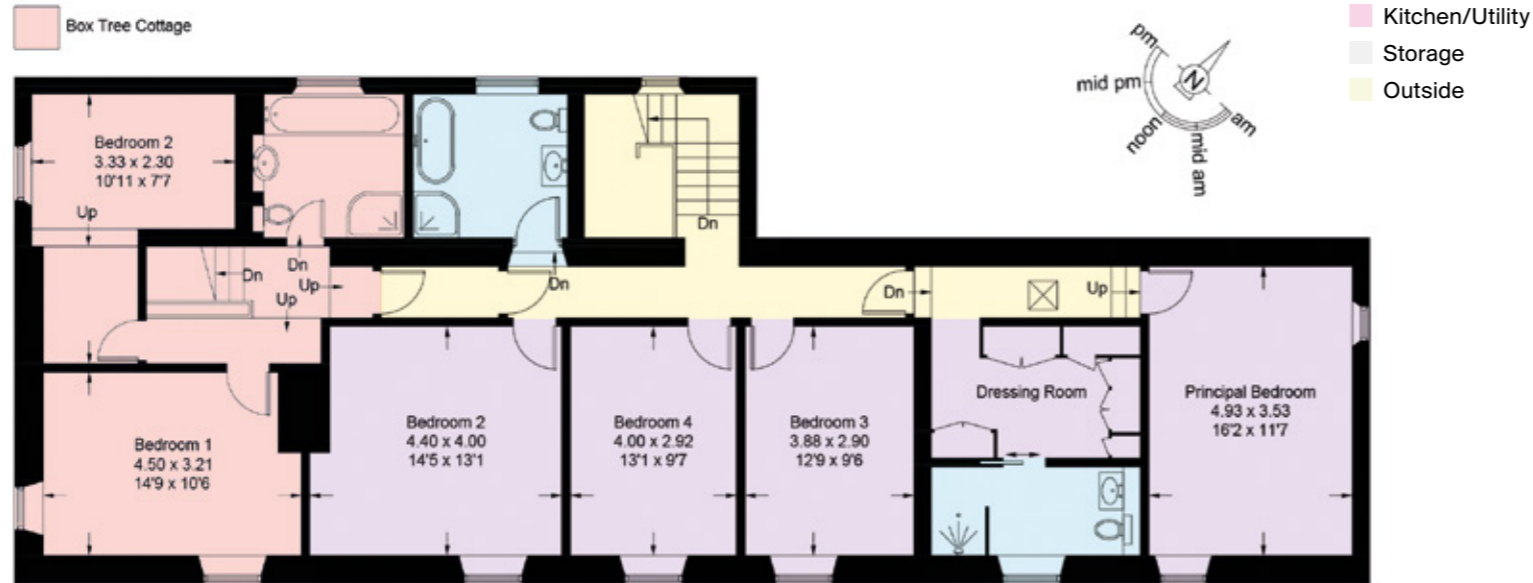
There is ample space for dining and a ceramic tiled floor. Leading off is a generous dual-aspect sitting/dining room with a stone fireplace, a wood-burning stove, and a glazed door leading into the front garden. An inner hall with a built-in storage cupboard leads to the formal reception hall, which has two further reception rooms on either side: a spacious drawing room with a period fireplace and open fire and a snug/office. Off the hall, steps lead to a useful cellar.

To the first floor, the staircase leads to the main landing, off which there are four bedrooms and a house bathroom. The principal bedroom suite is well proportioned and enjoys splendid views of the fells; it has a walk-in dressing room with an excellent range of built-in wardrobes and an en suite shower room. There are three further good sized bedrooms. The family bathroom is fitted with a four-piece suite, including a free-standing contemporary bath and a separate shower.

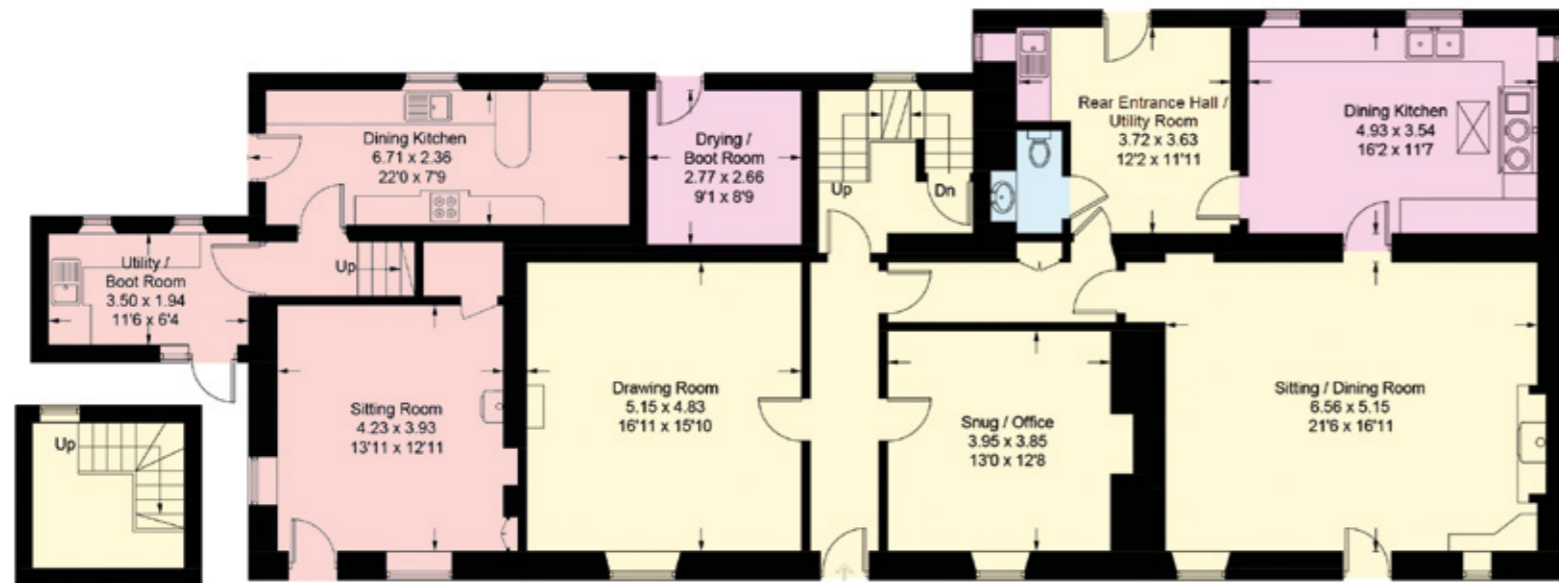


Approximate Gross Internal Floor Area
 Box Tree Farmhouse = 244.7 sq m / 2634 sq ft
 Box Tree Cottage = 89.5 sq m / 963 sq ft
 (Excluding Drying / Boot Room)
 Cellar = 6.7 sq m / 72 sq ft
 Drying/ Boot Room = 7.4 sq m / 80 sq ft
 Total= 348.3 sq m / 3749 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Cellar

Ground Floor

The Cottage

Currently run as a successful holiday let, it has in the past been used as a permanent let and could be used for multi-generational living; the first floor of the farmhouse is linked by secure connecting doors. With front and rear access, the cottage has a sitting room with a wood-burning stove, a modern fitted kitchen with integrated appliances, a useful utility/boot room and a contemporary oak and glass staircase that leads to two double bedrooms and a four-piece bathroom.





Outbuildings

Situated between the farmhouse and the cottage is a heated drying room with ceiling airer, lighting and power. There is a stone and slate outbuilding with lighting, power and water. Currently used as a workshop but could be further upgraded or developed to a home office/studio (subject to the necessary consent). The former piggeries provide a dog kennel, a potting shed, and a gardener's WC. There is a single detached garage with an electric door, power and lighting and an attached stone and oak open-fronted garage with a Burlington slate roof. There is a row of single-storey outbuildings with a sedum roof providing fuel and garden stores and a double carport. Situated in the paddock is a modern, box profile sheeted agricultural open-fronted building, which is currently used as a 'party' barn and children's play area. This could be used as stabling if the paddock was to be used for sheep or a horse.

Gardens and grounds

A gated garden leads to a large gravel drive with excellent parking provision. The farmhouse and cottage both have delightful walled gardens to the front, which are lawned and well-stocked herbaceous borders and flagged seating



areas. To the rear are beautifully manicured gardens with level lawns, mature planted shrubs, a sunken fire pit, raised vegetable beds, a seating terrace and a summerhouse from which to sit and enjoy the stunning views. To the west, with a separate gated entrance from the highway, is a paddock approximately 1.17 acres (0.47 hectares). The paddock borders Barbon Beck, a tributary of the River Lune – there is a small timber deck seating area with steps leading down to the beck, and the boundary extends to the midway point with a wooded embankment.

Services

Mains electricity, gas, and water. Private drainage to a septic tank. B4RN hyperfast broadband is connected to the internal local area network. EV charging point.

Property information

Tenure: Freehold

Local Authority: Westmorland and Furness Council

Council Tax: Boxtree Farmhouse is banded E. The attached cottage qualifies for the small business exception as a holiday let.

EPC Rating: EPC exempt

Guide Price: £1,780,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2024. Photographs and videos dated Various dates.

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BOX TREE
FARMHOUSE
&
COTTAGE